

Thurrock Strategic Infrastructure Board (TSIB)

Meeting Minutes

Date: May 12, 2026

Time: 03:30 pm

Location: Microsoft Teams, 3rd Floor Room 4

Attendees

Board Members Present:

- Alan Ward - Head of Development Management
- Ashley Baldwin – Director of Planning, Regeneration and Growth
- Helen Horrocks - Public Health Principal
- Isratu Marah - Graduate Planning Assistant
- Kate Kozlova-Boran - Head of Employability and Skills
- Keith Andrews - Housing Development and Regeneration Team
- Natalie Smith - Head of Community Development
- Navtej Tung - Strategic Transport Manager
- Patryk Jaskiewicz - Graduate Planning Assistant
- Peter Wright - Head of Transport and Highways Delivery
- Priscilla Omede - Planning Obligations and Major Infrastructure
- Rocchina Raymond - Recreation and Leisure Services Manager
- Victoria Baldwin - Head of Financial Business Partnering

Apologies:

- Anthony Fletcher - Director Place Delivery/Service Implementation
 - Christopher Smith - Consultant ASC
 - Clive Collins - Senior Business Improvement Officer
 - George McCullough - Head of Regeneration and Place
 - Helen Nicol - Public Health Principal
 - Laura Last - Finance Manager
 - Louise Neilan - Director Communities and Engagement
 - Michele Lucas - Director Education/Children's Commissioning
 - Sarah Williams - Head of Education Support Services
-

Agenda Points

(PO) presented on the below agenda points.



Overall S106 Position

(PO) provided a general overview of the S106 Programme's current position.

- Amount Available - £14,711,572.19
- Amount Received this Financial Year – N/A
- Amount Spent this Financial Year – N/A

(PO) provided an overview of the current S106 position. The total available balance is £14,711,572.19, with no spend or income recorded this financial year. It was noted that S106 spend is expected but has not yet been processed through the financial system.

Recently Delivered and Ongoing Projects

(PO) highlighted delivery progress on schemes funded through S106. At Grays Bus Station, new shelter infrastructure has now been installed, bringing forward the replacement of all shelters within the station. This scheme utilised smaller transport-related contributions alongside identified underspends. It was noted that the digital display is currently awaiting reconnection to power.

(PO) the noted the completion of works at Stanford Warren Boardwalk. Works were conducted in partnership with Essex Wildlife Trust to improve accessibility and usability. Further consideration is being given to additional improvements in the wider area.

(PW) reported the delivery of speed cameras as part of wider transport improvements, contributing to road safety objectives across the network. **[24/00984/LDO]**.

Legal Tests for Section 106

(PO) provided a refresher on the three statutory tests under Regulation 122 of the Community Infrastructure Levy (CIL)(2010), where planning obligations must be:

1. Necessary to make the development acceptable in planning terms,
2. Directly related to the development, and
3. Fairly and reasonably related in scale and kind to the development (proportionate).

(AB) and (AW) emphasised the importance of clearly framing new S106 requests/agreements around the impact generated by development, rather than existing issues. It was noted that S106 contributions should not be used to address pre-existing deficiencies, but instead to mitigate additional demand arising from new development.

(NT) sought clarification on how the tests should be applied in practice, including whether all three tests must be met and how proportionality is assessed across multiple contributions within a single development. (AW) confirmed that all three tests must be satisfied and that proportionality should be considered both individually and cumulatively to ensure the overall package remains reasonable. (AW) highlighted that contributions should be supported by clear evidence, for example using population/demographic data and established benchmarks to calculate infrastructure requirements such as education or open space provision. It was noted that where requests are not sufficiently justified, there is a risk they may not meet the statutory tests. (AB) reiterated that maintaining a robust and consistent approach is essential, particularly where proposals may be subject to further scrutiny.

Action: All services to ensure S106 requests are evidence-led and clearly demonstrate compliance with Regulation 122 tests.

Approach to Contributions and Guidance

The Board discussed current challenges in formulating consistent S106 requests, particularly in the absence of an adopted Local Plan. (AW) noted that without a clear strategic framework, it can be more difficult to demonstrate how contributions have been calculated and where they will be spent. He highlighted the importance of linking requests to identifiable infrastructure needs and, where possible, to specific locations or projects.

(AB) emphasised that the priority should be ensuring infrastructure is delivered and providing clearer articulation of how contributions will be spent. (HH) raised the potential for learning from approaches used elsewhere; however, it was agreed that any approach taken locally must still be supported by evidence and aligned with the statutory tests. (KA) noted that, particularly in relation to housing contributions, funding may be used across the wider borough where appropriate, rather than being strictly limited to the immediate location of development, subject to policy justification and identified need. (KKB) highlighted the potential to secure contributions towards Employability and Skills, noting that population growth from development can generate additional demand for training and employment support. (AW) confirmed that such contributions are being sought on larger schemes were supported by evidence.

Action: PO/AW to circulate relevant guidance and examples to support services in preparing S106 requests.

Action: PO/AW to explore options for further training or supporting materials for officers.

S106 Audit Update

(PO) provided an update on the ongoing S106 audit, which is reviewing processes around how contributions are requested, calculated, monitored and spent. Initial

findings indicate that there is currently no standardised method for calculating contributions, alongside delays in progressing agreements. It was noted that services may be contacted as part of the audit process.

Decisions Required

Highways – presented by (PO) – 1 item

- Board agreed to an allocation of £1503.97 to Flowers Estate in South Ockendon to replace chairs which have become worn down. **[16/00149/FUL]**

(PO) noted this request had been previously presented to the Board but had been revised. The Board considered the revised request to repurpose the remaining balance of a Highways contribution for the provision of new chairs for elderly keep fit classes. (AB) raised no objections given the limited scope of the original allocation and the Board supported this position.

Education/Recreation and Leisure – presented by (RR) – 2 items

- Board agreed to an allocation of £4,302.27 to Centurion Way Park for CCTV installation to prevent vandalism. **[10/50227/TTGFUL]**

(RR) noted the community have requested the installation of CCTV to help mitigate vandalism. (RR) further explained that this S106 allocation is being used for improvements (play area works) to Centurion Way Park. (AB) sought confirmation that sufficient funding would remain to deliver the play area in full. (RR) confirmed this was the case. (AB) was satisfied that the proposal would not impact delivery. The request was supported.

- Board did not agree for the remaining balance (£6,119.22) to be allocated to Langdon Hills Country Park for new maintenance equipment. **[14/00958/FUL]**

(RR) relayed a proposal for new equipment for the maintenance of Langdon Hills Country Park. (RR) noted there is a Friends Of group that has been established and are helping with maintenance. However, there currently is not enough equipment for them to use. (AB) noted that the proposal did not meet the CIL tests, particularly in terms of demonstrating infrastructure delivery. An alternative approach was discussed, focusing on enabling works to bring toilet facilities back into use, which would provide a clearer infrastructure outcome. (AB) advised that any revised proposal would need to demonstrate a clear outcome and be supported by full cost information before it could be considered.

Action: RR to develop a revised proposal for Langdon Hills focused on infrastructure delivery (e.g. toilet facilities), including full costings.

AOB

(VB) provided an update from Finance on capital programme monitoring. It was noted that there is a need to better align project budgets with delivery timelines, and services were asked to confirm where projects are delayed or no longer progressing. (PW) noted the importance of recognising the lead-in time required to bring projects forward, including design and procurement stages, before expenditure can occur.

Action: All services to notify Finance of any changes to S106-funded projects or delivery timelines.

END OF MEETING